

APN: 1220-10-610-009

Escrow No. 121-2044720 JB

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:

GRANTEE:

1520 V.R.R., LLC, a Nevada limited liability company
1520 Virginia Ranch Road
Gardnerville, Nevada 89410

R.P.T.T. \$ 1,993.55 **GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 1520 VIRGINIA RANCH ROAD, L.L.C., a Nevada limited liability company, with title vested as Virginia Ranch Road, L.L.C., does hereby GRANT, BARGAIN and SELL to 1520 V.R.R., LLC, a Nevada limited liability company, the real property situate in the County of Douglas, State of Nevada, described on Exhibit "A" attached hereto and, by reference, made a part hereof.

SUBJECT TO (i) covenants, conditions and restrictions recorded September 14, 1992, In Book No. 992, page 2043, as Instrument No. 288143 of Official Records of Douglas County, State of Nevada, (ii) covenants, conditions, restrictions, easements, assessments and liens recorded July 24, 1997, in Book 797, page 4044 as Instrument No. 417847 of Official Records of Douglas County, State of Nevada, and (iii) covenants, conditions and restrictions recorded November 13, 1997, in Book No. 1197, page 2264, as Instrument No. 426170 of Official Records of Douglas County, State of Nevada.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements, if any. and all water rights of all kind and nature thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 26th day of December, 2002.

1520 VIRGINIA RANCH ROAD, L.L.C.,
a Nevada limited liability company

By Maurice Lee Davis
MAURICE LEE DAVIS, Member/Manager

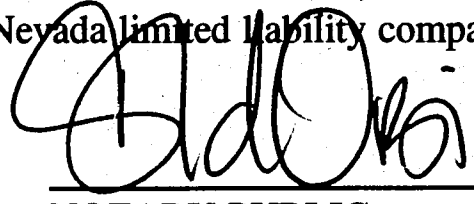
By Nanci Wechsler Davis
NANCI WECHSLER DAVIS, Member/Manager

0562347


BK 1202 PG 13271

STATE OF NEVADA)
COUNTY OF Washoe) ss.

This instrument was acknowledged before me on 12-26-02, 2002,
by MAURICE LEE DAVIS and NANCI WECHSLER DAVIS, as Members/Managers of 1520
VIRGINIA RANCH ROAD, L.L.C., a Nevada limited liability company.



NOTARY PUBLIC

 SHANDA ORSI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-56512-2 - Expires June 10, 2003

COPY

EXHIBIT "A"

DESCRIPTION

All that real property situated in the County of Douglas , State of Nevada, bounded and described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

PARCEL 1:

Commencing at a point on the Northeasterly right-of-way line of U.S. Highway 395 being the beginning of curvature at Station 289+97.69 (tangent bears South 44°45'21" East), said point bearing North 45°14'39" East, 4.10 feet from a found right-of-way monument per Record of Survey for Stoddard Jacobsen recorded in the office of Recorder, Douglas County, Nevada as Document No. 129795; thence along said right-of-way South 44°45'21" East, 1694.81 feet to the Northwesterly corner of Lot 7 as shown on the Final Subdivision Map #2010-2 recorded in the office of the Douglas County Recorder on July 24, 1997 as File No. 417846; thence continuing along the boundary of said Lot 7 the following three courses; continuing along said right-of-way South 44°45'21" East, 292.55 feet; thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 105°39'23", and arc length of 36.88 feet; thence along the right-of-way of Virginia Ranch Road North 29°35'16" East, 404.17 feet; thence North 72°40'53" West, 69.08 feet to the Point of Beginning; thence South 29°35'16" West, 152.00 feet; thence North 60°24'44" West, 92.00 feet; thence North 29°35'16" East, 152.00 feet; thence South 60°24'44" East, 92.00 feet; to the Point of Beginning. Said parcel of land is also designated as Lot 7A on the Record of Survey filed November 12, 1997, File No. 426103.

PARCEL 2:

A perpetual non-exclusive easement as defined in Reciprocal Easement Declaration, recorded November 12, 1997, Book 1197, Page 2071, Document No. 426102.

The above metes and bounds description appeared previously in that certain document recorded February 28, 2001 in Book 201, page 6188 as Instrument No. 509585.

* * * * *

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 DEC 30 AM 11: 36

LINDA SLATER
RECORDER

s/16 PAID *K2* DEPUTY

121-2044720

0562347

BK 1202 PG 13273